

**BURIEN BUSINESS AND
ECONOMIC DEVELOPMENT PARTNERSHIP (BEDP)
MEETING MINUTES**

Date: June 22, 2007

Time: 7-8:30 a.m.

Members Present: Harvey Aulger, Mary Averett, Rick Cosgrave, Nancy Damon, David Elliott, Bob Ewing, Geri Fain, Kevin Fitz, Michael Goldsmith, Jim Hughes, Karen Lautermilch, Mark Minium

Members Absent: Doug Moreland, Jane Voget

Staff: Mike Martin, City Manager; Dick Loman, Economic Development Manager, Janet Stallman, Department Assistant, City Manager's Office

Guests: Councilmember Lucy Krakowiak; Kathy Keene, Business Owner

Call to Order: Meeting opened at 7 a.m. by Kevin Fitz, Chair

Minutes: The minutes from June 8 were approved as recorded.

Speaker: Scott Greenberg

Scott Greenberg provided an overview of the planning history of the Northeast Redevelopment Area (NERA) or Special Planning Area 4. Handouts included a timeline of City of Burien actions dating back to 1997, when Burien's first Comprehensive Plan identified the Northeast portion of the City as impacted by Seattle-Tacoma International Airport and that the area should be studied in further detail.

Questions

Q. How long do you think it will take for this area to fill in, once development begins? A. It was estimated 15 years at one time, but we don't believe it will be nearly that long. The Port of Seattle has received nine responses to the request for proposals that were sent out on the Lora Lake Triangle. Many of the proposals were for freight-logistics firms.

Chair's Report – Kevin Fitz

Kevin Fitz did not offer a report today.

City Manager's Report – Mike Martin

An issue was raised about the apprenticeship program at Town Square at last Monday's City Council meeting. Mike Martin has been talking with Dan Rosenfeld and John Gunn of Urban Partners about this concern. Individuals from the Labor Council have alleged that there has been no good faith effort to meet a goal of 15% of workers on this job being apprentices. Urban Partners believes that there is no basis for this complaint. There are problems getting apprentices because there is so much work available right now, laborers are going directly into the trade – there are no apprentice pools.

Rushforth, the General Contractor, is a union company, and is very supportive of unions. Virtually everyone on the project is union; the subcontractors are union. The best information that the City can get at the moment is that these allegations are off-base. Mike Martin is investigating this, and if there is an issue, he will pursue it, but so far, he cannot find anything to support the allegations.

Questions

Q. Is there some group behind this trying to cause trouble? A. This may be about timing – the condominiums are about to go on sale. It could cause problems. It is also campaign season. It may just be the labor unions asserting themselves.

Q. Is this related to the Resolution that the Burien City Council was considering and approved on Monday night? A. Council did approve a Resolution requiring a 15% apprenticeship rate for all future Public Works projects. This doesn't apply to private developers, or public projects where agreements have already been signed.

Lora Lake Apartments

We'll be talking with Dave Upthegrove this morning about the issue. There was an editorial printed in The Seattle Times. The Times allowed us to present a letter of response, which was printed, that allowed us to make our points.

Gradually we're getting our message out. We're trying not to get too combative about it. We received a letter from the County with a proposal, which was basically the same one offered 1-1/2 months ago. The County would buy the housing from the Port and allow KCHA to operate it. We have other alternatives. The media has locked on to economic development, but this is a social justice issue. This is not about economic development. We welcome low-income housing; we're not trying to be elitist.

We propose physically moving the Lora Lake Apartments to the Sunnydale Elementary School playground site. We could relocate the "Big-Picture" high school into another property that the city owns; the County, King County Housing Authority, and City of Seattle should replace the lost playfield at Sunnydale Elementary, and build a new community center in an underserved area in north east Burien.

We believe the reason for the housing shortage is apartment to condominium conversion. Scott Greenberg has provided data showing the number of rental units that have been converted to condos over the last 7 years.

Questions

Q. From a legislative standpoint, if the TOD funding was passed by full King County Metropolitan Council, how can the County Executive rescind the funding? A. We're not sure. Mike Martin believes that the pressure from Town Square will be so great in two years that it will be built either way.

Mike is talking with the faith-based community, the Governor's office, and with the coalition on homelessness. He believes they will be very supportive of our proposal.

Dick Loman – Hotel Site:

We have extended the RFQ deadline for the Hotel site. We decided to extend the opportunity for people to respond by 30 days. The new due date is July 31, 2007.

Dick Loman -- Town Square:

At last Monday night's Council meeting, the CCRs were approved by the Council. There is a limit on rental condos of 20%. Council also approved a Licensing Agreement that allows Urban Partners to take down the Bartell's building, which should occur in the next couple of weeks.

The Open House at the presentation center for Town Square is scheduled for July 10, 4-7 PM. They are awaiting arrival of a full model of Town Square, which is coming from Canada.

Discover Burien Report – Kevin Fitz & Nancy Damon

Patty Sader has been hired by Discover Burien as the Interim Executive Director, working 25-30 hours per week. She has nonprofit references in her background, has great experience as well as a wonderful personality. Patty will be starting Monday. Lynda Isernio is proving to be an excellent leader, and the board is working well together. Burien Town Square has offered Discover Burien an office in their new presentation center for up to three years. Discover Burien will be moving at the end of June. This will help Discover Burien save some money and give them a great downtown location.

Dick mentioned that Liz Heath is very complimentary of Discover Burien's board and the progress they are making.

Monthly meetings for Discover Burien will be held in the Shared Conference Room at the Interim City Hall Building, the 2nd Wednesday of each month, 6:30 PM.

The Farmers Market was well attended yesterday. The site of the Bartell's parking lot is working well. Discover Burien sponsored the Father's Day car show. The organization, participation and attendance for our car show were great.

A staff person from Southwest King County Chamber of Commerce went to the car show and invited people to come participate in the 4th of July parade. Several people indicated they would participate.

The parade will begin at 3:00 PM on July 4th. We have had a good response, and it is not too late to apply. There is a seed money application, along with a parade application in your packet today. Dick will check today on seed money availability for parade participants.

The Strawberry Festival is this weekend. We hope everyone will attend.

Questions

Q. Can Discover Burien represent all businesses in Burien? A. Discover Burien is a broadly-based group already, and should continue to be one. The likelihood is that they are going to concentrate on the downtown business zone. They are not going to disregard anybody, but will

have to concentrate their effort in one area, since one individual, working 25-30 hours per week, will be limited in what they can accomplish.

Round the Table

Nancy Damon – There are still some directional signs to old City Hall posted in Burien.

Mary Averett – Appreciated being sent the link to the Town Square page.

Michael Goldsmith – Burien is now being called the “new Brooklyn” in addition to being the “new Ballard.” Michael thought the 4th of July parade was great last year; He is excited for the “Art in the Park” for the Strawberry Festival – hopes folks come check it out.

Scott Greenberg mentioned that almost real time permit status is available on the web now. Go to mybuildingpermit.com to check it out. The City is very close to offering inspection requests online, and is working on submittal of building permits online, too.

Future agenda topics: We will have a Hispanic businessman speak to us about why he settled in Burien and about his business model and a real estate consultant in the healthcare industry speak about the distinction in the delivery of health care services at future meetings.

Q. Is it possible to get an update on the Town Square retail? A. We’ll check on this.

Meeting Adjourned at 8:30 a.m.